

**Planning & Development Department
Development Advisory Committee
Meeting Notes for November 26, 2009**

Members:

Andy Aadmi
Steve Forrest
Jake Friesen
Deana Grinnell
Avtar Johl
Bill Kruger
Steve Kurrein
David Porte
Gopal Sahota
Jas Sandhu
Charan Sethi
Greg Sewell
Kevin Shoemaker
Amy Spencer-Chubey

City Staff:

Raul Allueva
Jeff Arason
Owen Croy
Remi Dube
Debbie Gallichen
Jean Lamontagne
Tiina Mack
Judy McLeod
Judith Robertson

Regrets:

Jeff Fisher
Ragbir Gurm
Scott Olson
Fay Keng Wong

1. Acceptance of Previous Minutes

The minutes of the meeting of October 22, 2009 were received as circulated.

2. Temporary Real Estate Directional Signage – Raul Allueva

Raul Allueva gave a power point presentation to update the DAC on this pilot project, which was endorsed by Council in July of 2008. The initiative addresses concerns by Council, developers and the public that the sign by-law was not adequately dealing with the issues of temporary real estate signs in areas with a high volume of activity. Temporary real estate signs have been designed and paid for by the developers, and placed on boulevards in locations agreed to by the City. Pictures were shown of the pilot project signs Grandview Heights.

The Pilot Program is to be evaluation by the Planning & Development, By-laws and the Engineering Departments in concert with the development group representatives prior to a report back to Council.

Ten developers were initially involved and signs were placed in 8 locations in Grandview Heights. The Grandview Heights Development Group paid for the cost of the signs and their installation. Rental for land was paid through the licensing agreement. Space was left on the signs, and the licence agreement allows for new projects/developments to be added at a later date.

The bi-annual review has revealed no real issues, and there has been very good feedback overall. Unauthorized signage has dropped since this program. Maintenance on the signage has been performed by City staff. Both sides would like to expand the project.

Raul recommended that this type of signage would be considered only in NCP areas where a large number of projects are advertising at the same time. It must be developer-initiated, and Raul recommended a minimum of 7 developers should be involved. The City would want a majority of developers in the area be involved.

In terms of criteria for the expansion of the pilot project, it was recommended that the same model be used, i.e. no lighting to be used, and the development group would have to fully fund all fees. Insurance must be secured prior to license issuance. The directional signage application would be submitted to Planning & Development Department.

DAC's input was requested before the draft policy is brought forward for Council's consideration.

Steven Kurrein noted that seven developers needed to initiate this program could be a problem, noting that in East Clayton there were fewer developers. He would like the program rolled out at the beginning of an NCP instead of waiting for six more developers.

Jake Friesen complimented the City on a good job; but agreed getting seven developers could be a problem. Raul responded if one or two developers could take on the costs, the City could look at initiating a program as long as the initial developers cover the costs upfront for the entire NCP area.

Greg Sewell asked if there has been a problem with vandalism or graffiti. It was noted that there has been some tagging, but it has been dealt with quickly. Kevin Shoemaker noted that developers look after any vandalism. The signs have an anti-graffiti coating, but there could still be improvements.

The consensus of the DAC was to support the continuation and expansion of this program, but that it should not be limited to seven developers to initiate a program in an NCP area if developers are willing to cover the costs.

3. Status of NCP's – Judy McLeod & Remi Dube

Judy and Remi gave a power point presentation which noted that there are 22 approved NCPs in the City adopted since 1996. NCPs provide a plan for the servicing, density, amenities, development and ultimate buildout of an area. Staff are currently working on eight NCPs at various stages of completion. A copy of the power point presentation outlining the status of each of the NCPs is attached.

It was noted that NCPs generally follow a 2 stage process:

Stage 1 – plans for location for schools, parks, open space, range of uses, densities, preliminary design concepts, road layouts, etc.

Stage 2 – final land use and servicing plans, design guidelines, financial strategy, calculation of amenity fees.

The City Centre, Semiahmoo Town Centre and Grandview Heights Area #2 plans are nearing completion.

The Anniedale-Tynehead NCP, in the South Port Kells area, is currently underway, and the Grandview Heights NCP Area 5a and the Newton Town Centre are nearing the completion of Stage 1.

Work is just beginning on an NCP for Area #4 of Grandview Heights, and Council has directed that work begin on the West Clayton area. An update of the 1999 Environment Study and an Integrated Storm Water Management Plan will be required in advance of the NCP work.

In total, approximately 3,000 acres of land, representing thousands of residential units and employment areas, are under review.

Staff noted that in the future, in addition to new neighbourhoods, work will be required to develop Corridor Plans along new rapid transit and frequent transit corridors, and to update Town Centre plans.

Steve Kurrein asked if developers will still need to front end the costs of opening up areas for development. Remi replied that for the most part, these areas will be added to the 10 year capitol plan over time and the works will be DCC items wherever possible. However some of the new areas are expensive to develop and DCC rates may not cover all of the costs of new infrastructure.

Deena asked about the infiltration system in Grandview Neighbourhood #2 which uses permeability in locations throughout the neighbourhood rather than ponds. As well, Clarence asked about the distribution of costs versus benefit in the area. Remi advised that the City is investigating how the drainage DCCs can be used to acquire these infiltration areas rather than spending the money acquiring a site for a pond. This will hopefully ensure that the costs are distributed equitably. Swales will be put in, and potentially some active infiltration features. Clarence also asked about rumours about by-laws being proposed to require lower site coverage. Remi advised that the City is developing Low Impact Development standards in the 2010 work program. DAC will be advised.

Kevin asked if the corridors will be used for recreation. Remi replied on multi-family sites, perhaps. Some may have swales and other infiltration devices, but could also be used for walkways.

Steve Kurrein noted that developers like to know early how much an acre extra services are going to cost. Remi replied that the City always tries to match costs to DCC revenue but it is more difficult now as new NCP areas often have high costs associated with drainage and sewer extensions. It was noted that soil will probably have to be imported into this NCP area to achieve infiltration standards.

In reply to Kevin's question Remi indicated that the City is sharing new servicing and drainage techniques with other municipalities, and staff meets regularly with DFO.

4. NCP Amenity Fees Expenditures

Judy distributed a handout provided by the Finance Department that summarizes \$26.6 million collected in Amenity Fees to date, and documents how that is spent. (Copy attached.) Amenity fees accommodate new growth. In terms of Fire, the fees are used for improvements at new facilities, and amenity funds have been used to update the traffic signals to give preferential green lights to emergency vehicles. This improves response times and limits the need for as many fire halls. Amenity funds to police provide accommodation for new officers needed to meet the targeted ration of police officers per capita. Funds to Libraries are used to add to the collections to serve and increasing population.

NCP Park Amenity Fees - Tiina Mack

Tiina gave a power point presentation (attached). She advised that Park amenity fees are determined in Stage 2 of the NCP planning process, and are based on the cost of developing Neighbourhood Parks and a portion of Community level parks that can be attributed to the neighbourhood use. These costs are calculated by staff, often in consultation with consultants.

Tiina used the example of the West Newton Highway 10 NCP and the Rosemary Heights Central NCP to demonstrate how the fees were calculated and expended. She identified the amount that has been spent on Neighbourhood parks as well as linear parks, walkways and natural areas. The Park Amenity Fee Expenditure is tracked every month by the Finance Department.

Tiina noted that sometimes there is a delay in park development due to staffing requirements, but also because not enough money has come in to the fund from development within the NCP area. She noted that the City appreciates the desire of the developers and new residents to have neighbourhood parks completed as soon as possible and noted the new initiative of the City to work with developers to build parks in tandem with development

Andy Aadmi asked if a check is done to see who uses some of these amenities. He would like to see more indoors facility such as indoor tracks.

Clarence suggested that this is good information and that the City should do an annual report on how the amenity funds are spent. This would be good PR and would help justify where the amenity dollars go. There is an impression that the money just goes into a black hole, so it is good to see that the City accounts for these dollars and spends them in the NCP areas in which they are collected.

Avtar Johl asked if this the only way park development is funded? Tiina advised that there is also the 5% park dedication and DCCs for park development. Some funds are also transferred from the general operating to the capital budget for the purpose of park development as well as ranked capital projects by Council, funded from reserves. Outside NCPs staff tries to work with the developers to contribute to local park and facilities amenities

5. 10-Year Servicing Plan and DCC Rates – Jeff Arason

Jeff provided a brief update on the Economic Action Plan as it pertains to the Bridgeview area.

He discussed DCC rates and provided a history of the decision to not make any changes to the rates in 2009. After 5 months, construction and land costs have not changed, and the demand for new housing appears to be increasing. In 2009, that without increasing the DCC's the City has been able to increase the servicing plan by 11%.

He then presented the proposed 2010-2019 10-Year Servicing Plan and the DCC's needed to support the proposed plan. He noted that they are working to bring forward any changes by March 15. He provided two options for DAC's consideration:

- Option 1 – Introduce a new servicing plan with a 10% increase in works, maintaining the current DCC rate
- Option 2 – wait a further 12 month to monitor prices to see how unit prices adjust. If unit prices fall, rates could be reduced or there could be an enlarged servicing plan. If we wait and unit prices increase we would then increase rates or adopted a constrained servicing plan.

DAC members asked what had been added to the servicing plan. Under Option 2, Grandview NCP Area #2 is being added. Other NCP areas are not being added until they receive final approval and it is too early in the process to put in the actual costs. The infrastructure is already in place to provide for the implementation of the Newton Plan. In the Semiahmoo Town Centre area, while there are not sufficient services for full build out of the plan, and there

are sufficient services in place to allow development to proceed in line with what the City expects to happen in the short to medium term.

David Porte noted that he would like to see the City purchase the land for parks as early as possible in the process to minimize land cost and DCC increases. It was noted that the City does do this on a willing seller basis in new areas where possible. While the City approaches owners, it a low percentage who will sell and the City does not expropriate. Owen noted that Parks DCCs have not increased very much in recent years.

Steve Kurrein asked if the City has followed the Best Practices Guide in the discounting of DCC's in the City Centre. Jeff replied that the City was able to determine that the RM135 zone would have rates based on different transportation requirements. Different calculations were made based on the impact of demand on the transportation network.

The DAC members agreed that Option 1 was the preferred option, providing for a larger servicing plan.

Clarence noted that the DCC should be changed to have the amount of charge reflect the size of house. Extra suites should be charged.

6. Update on access to AMANDA – Jean Lamontagne

Jean provided the DAC members with the new link to Amanda. Applicants will now be able to check the status of their applications on-line. Members agreed that this will be a useful tool.

The Link is: <http://developers.surrey.ca/AMANDA5/eNtrprise/DInquiry/index.jsp>

7. Comments on the Market (all members)

Time did not permit discussion of the market.

8. Next Meeting (January 28, 2010)

The meeting adjourned at 4:50 p.m.